

156.0

0003

0017.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

677,500 /

677,500

USE VALUE:

677,500 /

677,500

ASSESSED:

677,500 /

677,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PARK CIR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	XU YUAN	
Owner 2:	XIAO ZHICHENG	
Owner 3:		

Street 1:	31 PARK CIRCLE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	LUO JOVES YUNG-HSIANG -
Owner 2:	LUO JENNIFER LYNN -

Street 1:	31 PARK CIRCLE
Twn/City:	ARLINGTON

St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 6,968 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 2242 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Ledger:	Topo
Street:	8
Gas:	Ledge

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

101	One Family	6968	Sq. Ft.	Site	0	70.	0.86	8		Med. Tr	-5			Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6968.000	259,200		418,300	677,500		103925
							GIS Ref
							GIS Ref
							Insp Date
							08/04/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,200	0	6,968.	418,300	677,500	677,500	Year End Roll	12/18/2019
2019	101	FV	245,400	0	6,968.	418,300	663,700	663,700	Year End Roll	1/3/2019
2018	101	FV	273,400	0	6,968.	370,500	643,900	643,900	Year End Roll	12/20/2017
2017	101	FV	273,400	0	6,968.	310,700	584,100	584,100	Year End Roll	1/3/2017
2016	101	FV	257,000	0	6,968.	310,700	567,700	567,700	Year End	1/4/2016
2015	101	FV	214,800	0	6,968.	268,900	483,700	483,700	Year End Roll	12/11/2014
2014	101	FV	214,800	0	6,968.	260,000	474,800	474,800	Year End Roll	12/16/2013
2013	101	FV	214,800	0	6,968.	247,400	462,200	462,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUO JOVES YUNG-	68718-249		1/5/2017		657,000	No	No		
LUO YEN HSUEH -	56712-95		4/8/2011	Family	375,000	No	No		
LEE CHING HO	26758-125		10/21/1996			1	No	A	

BUILDING PERMITS											ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name								
10/9/2014	1335	Siding	7,000					Roof and vinyl sid	8/4/2018	Inspected	HS	Hanne S								
10/29/1993	538		1,875					WDK 10X12	7/31/2018	MEAS&NOTICE	BS	Barbara S								
									10/6/2016	Measured	DGM	D Mann								
									4/11/2016	SQ Returned	EMK	Ellen K								
									1/20/2009	Measured	372	PATRIOT								
									11/30/1999	Meas/Inspect	268	PATRIOT								
									5/1/1982		GP									

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1:	103925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	02:20:24
LAST REV	
Date	Time
09/07/18	10:32:09
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

